

Chapter XI

HOUSING PLAN

INTRODUCTION

Chapter VII of this report presented a description of the existing housing stock in Waukesha County in 1990 and an analysis of the extent to which that housing stock met the needs of area residents. Chapter VII indicated that, while there has been substantial growth in the existing housing stock within Waukesha County over the past several decades, there is nevertheless a shortage of affordable housing within the County. As a result of that shortage, a number of persons who are employed inside the County must live outside the County in order to find housing at a cost commensurate with their incomes. Moreover, certain households that currently reside within the County must occupy substandard or overcrowded housing; certain others must pay a disproportionate share of their income for adequate housing. The shortage of affordable housing in Waukesha County limits the availability of workers in the County, where continued economic growth is dependent upon continued growth in the resident labor force. Such a shortage also necessitates longer work trips for those unable to secure housing near their place of work, resulting in physical and economic hardship for certain households. The provision of a balanced housing stock, including an adequate supply of affordable housing, is thus an important consideration in the formulation of a development plan for Waukesha County.

The housing element of the County development plan, as presented in this chapter, focuses on the provision of affordable housing in the County, under the assumption that other housing will be provided through the normal operation of the housing market. The housing element is intended to serve as a guide to the provision of the additional affordable housing required to meet existing and probable future needs. The first part of this chapter presents a recommended allocation strategy that suggests affordable housing goals for the County, as well as for defined subareas of the County. The second part of this chapter indicates the measures which local

units of government and the County should take in order to facilitate the provision of the needed affordable housing units.

Although it is in general usage, the term "affordable housing" is subject to varying definitions. For purposes of this housing plan, affordable housing is defined as single-family, two-family, or multi-family housing built in accordance with the standards for minimum floor area established by the Waukesha County Development Plan Advisory Committee, as set forth in Chapter IX of this report: 250 square feet for efficiency units, 420 square feet for one-bedroom units, 700 square feet for two-bedroom units, 980 square feet for three-bedroom units, and 1,250 square feet for four-bedroom units. Such units should be accommodated on minimum-size lots ranging from 3,000 square feet per multi-family unit to 7,200 square feet for single- and two-family units. The term "affordable" also presumes an appropriate relationship between household income and the costs of constructing and occupying a housing unit. Pertinent information on production and occupancy costs, as well as income required to reside in such minimum-size housing units, was set forth in Chapter VII of this report. Housing units which exceed the aforementioned minimums may provide affordable housing if the provision of the units involves special efforts on the part of public and private interests to reduce the costs to the intended occupants through such efforts as land-cost write-downs, reduced down-payment requirements, or other financing mechanisms. These types of efforts are described in the second part of this chapter.

AFFORDABLE HOUSING ALLOCATION STRATEGY

The affordable housing allocation strategy is a key component of the housing element of the County development plan. This strategy indicates the number of affordable housing units that should be provided within Waukesha County and the recom-